



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:48:01  
 Page 1

Assessment Data					Primary Image																																		
<b>Account</b> 660002651 <b>Parcel ID</b> 19N17E-04-4-00000-000-0000 <b>Cadastral ID</b> 04-19-17-00500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 327281 FARRAND 2019 TRUST DAVID R & PEGGY J-TRUSTEES  18994 E 595 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 18994 E 595 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 75 - Acres <b>Sec/Twn/Rng</b> 4 / 19 / 17 / 4 <b>Neighborhood</b> 1917 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					<p>660002651 11/11/25</p> <p>660002651_003.JPG 11/13/2025</p>																																		
<b>Legal Description</b> Lat/Long: 36.15136781 -95.49590152 E2 SE LESS W 165' NE SE.																																							
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R13</td> <td>R13-DIRT WORK</td> <td>12/2011</td> <td>04/2012</td> <td></td> </tr> <tr> <td>R2009-1118</td> <td>R13-NEW SFR 3000 SQ FT</td> <td>12/2009</td> <td>04/2012</td> <td></td> </tr> <tr> <td>R11</td> <td>R11-NEW CONSTRUCTION PER REVA</td> <td>12/2009</td> <td>08/2010</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R13	R13-DIRT WORK	12/2011	04/2012		R2009-1118	R13-NEW SFR 3000 SQ FT	12/2009	04/2012		R11	R11-NEW CONSTRUCTION PER REVA	12/2009	08/2010	
Code	Type	Active	Maximum	Exemption																																			
H	Homestead	Yes	1,000	1,000																																			
Number	Description	Opened	Closed	Amount																																			
R13	R13-DIRT WORK	12/2011	04/2012																																				
R2009-1118	R13-NEW SFR 3000 SQ FT	12/2009	04/2012																																				
R11	R11-NEW CONSTRUCTION PER REVA	12/2009	08/2010																																				
<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>FARRAND, DAVID R &amp;</td> <td>02/12/2019</td> <td>0</td> <td>WB</td> </tr> <tr> <td>2174/783</td> <td>ALLEN, GARY LEE &amp;</td> <td>05/25/2011</td> <td>32,250</td> <td>11</td> </tr> <tr> <td>1707/107</td> <td>ALLEN, BETTY LOU</td> <td>08/26/2005</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	FARRAND, DAVID R &	02/12/2019	0	WB	2174/783	ALLEN, GARY LEE &	05/25/2011	32,250	11	1707/107	ALLEN, BETTY LOU	08/26/2005	0	4															
Bk/Pg	Grantor	Date	Price	Code																																			
/	FARRAND, DAVID R &	02/12/2019	0	WB																																			
2174/783	ALLEN, GARY LEE &	05/25/2011	32,250	11																																			
1707/107	ALLEN, BETTY LOU	08/26/2005	0	4																																			

Parcel Valuation									
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	80.060	<b>Current Tax</b>
<b>Remove Cap</b>	0	<b>Land Value</b>	13,002	13,002	11%	1,430	<b>Assessed</b>	54,167	4,336.61
<b>Year Frozen</b>	0	<b>Improvements</b>	567,712	479,426		52,737	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-80.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	580,714	492,428		54,167	<b>Total Taxable</b>	53,167	4,257.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660002651	FARRAND 2019 TRUST	2	509,749	1000	51,589	4,130.00	
2024	2024-660002651	FARRAND 2019 TRUST	2	494,228	1000	50,058	4,025.00	
2023	2023-660002651	FARRAND 2019 TRUST	2	463,290	1000	48,570	3,912.00	
2022	2022-660002651	FARRAND 2019 TRUST	2	467,090	1000	47,127	3,822.00	
2021	2021-660002651	FARRAND 2019 TRUST	2	422,483	1000	45,106	3,614.00	
2020	2020-660002651	FARRAND 2019 TRUST	2	414,805	1000	43,763	3,535.00	
2019	2019-660002651	FARRAND 2019 TRUST	2	395,089	1000	42,459	3,508.00	
2018	2018-660002651	FARRAND, DAVID R &	2	408,281	1000	42,119	3,516.00	
2017	2017-660002651	FARRAND, DAVID R &	2	405,705	1000	40,862	3,438.00	
2016	2016-660002651	FARRAND, DAVID R &	2	395,511	1000	39,643	3,373.00	
2015	2015-660002651	FARRAND, DAVID R &	2	382,673	1000	38,460	3,337.00	
2014	2014-660002651	FARRAND, DAVID R &	2	386,790	1000	37,311	3,350.00	
2013	2013-660002651	FARRAND, DAVID R &	2	345,780	1000	36,195	3,049.00	



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:48:01  
 Page 2

Lot Data	Acre - UNPLATTED (ACRES)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Acre Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,852 / 2,852
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,852
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	812 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2007 / 11

660002651	11/11/25
660002651_003.JPG	11/13/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	110.07	Total Misc Impr	+	95,661			
Roofing Adj	+ 5.69	Garage Cost	+	46,211			
Subfloor Adj	+ -4.37	Total RCN	=	531,284			
Heat/Cool Adj	+ 16.31	Depreciation ( 11%)	-	58,441			
Plumbing Adj	+ 8.84	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	472,843			
Adj Base Cost	= 136.54	Lot Value	+				
Total Area	x 2,852	Indicated Value	=	472,843			
Adjusted Cost	= 389,412	Value Per SqFt		165.79			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	472,843		
Lot Value			
Indicated Value	472,843	165.79	Per SqFt
Agland Value	13,002		
Site Improvements	94,869		
Total Value	1,053,557	369.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	6847		324	324	31.87		10,326
PRCH	Slab Porch - Covered	150031	18x12		216	32.20		6,955
EPSW	Enclosed Porch - Solid Wall	153357	36x25		900	79.04		71,136



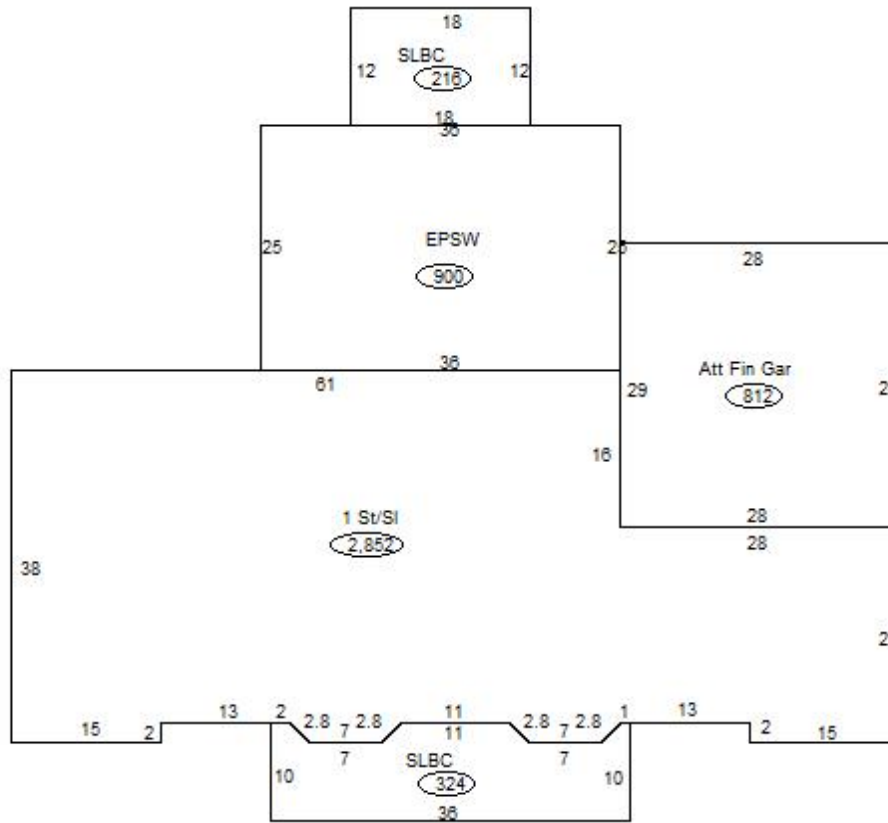
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:48:01  
 Page 3

Sketch Image

660002651



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/Sl	2,852	1.000	2,852
2	G	5		20	Att Fin Gar	812	1.000	812
3	M	PRCH		20	SLBC	324	1.000	324
4	M	PRCH		20	SLBC	216	1.000	216
5	M	EPSW		20	EPSW	900	1.000	900
<b>Total Building Area</b>						2,852		2,852



# Rogers




## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:48:01  
Page 4

660002651

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	EQSH	Equipment Shed	18x30x10	Dirt	Formed Metal	540	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.87 x 540)		11,810		11,810	2,953	8,857
	UTIL	Utility Building	60x60x12	Concrete	Formed Metal	3,600	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.75 x 3,600)		89,100		89,100	22,275	66,825
	HAYS	Hay Shed Open Sides	50x80x16	Dirt	Formed Metal	4,000	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.13 x 4,000)		32,520		32,520	13,333	19,187



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:48:02  
Page 5

### Agland Inventory

660002651

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			20.822	54	54	1,124	1,124
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			5.678	192	192	1,090	1,090
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			27.624	213	213	5,878	5,878
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			20.876	235	235	4,910	4,910
<b>IMP PST Totals</b>						75.000			13,002	13,002
<b>Total Agland</b>						75.000			13,002	13,002